



# The Real Estate ANALYST

FEBRUARY 28  
1958

Volume XXVII

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Number 8

*Real Estate Economists, Appraisers and Counselors*

## CITY-BY-CITY COMPARISONS

**S**OME cities are being hit harder than others by the readjustment which is now taking place in general business. The charts on the following pages show a comparison of 98 cities in the United States. In each of these cities the last quarter of 1957 is compared with the last quarter of 1956.

The factors compared are real estate activity, mortgage activity, residential construction, bank debits to individual accounts, employment, wages, and department store sales. The percentage increase or decrease is shown in figures. The blue or red bars show increases or decreases.

**REAL ESTATE ACTIVITY:** There are real estate activity figures on 87 cities. In 71 of these cities real estate activity was lower in the fourth quarter of 1957 in comparison with the corresponding period of a year ago, while 16 showed an increase. The city with the biggest increase in real estate activity was Phoenix, Arizona, followed by Portland, Oregon; Nashville, Tennessee; Little Rock, Arkansas; and Atlanta, Georgia. The city making the poorest showing was Waterbury, Connecticut, followed by Youngstown, Ohio; New Haven, Connecticut; Boston, Massachusetts; and Bridgeport, Connecticut. The average (median) drop was 7.9%.

**MORTGAGE ACTIVITY:** There are mortgage activity figures on 89 cities. In 72 of these cities mortgage activity was lower in the fourth quarter of 1957 in comparison with the corresponding period of a year ago, while 17 showed an increase. The city with the highest mortgage activity was Savannah, Georgia, followed by Phoenix, Arizona; Riverside, California; El Paso, Texas; and Corpus Christi, Texas. The city showing the lowest relationship to a year ago was Waterbury, Connecticut, followed by New Haven, Connecticut; Holyoke, Massachusetts; Nassau County, New York; and Dayton, Ohio. The average (median) drop in mortgage activity was 15.4%.

**RESIDENTIAL CONSTRUCTION:** We have figures on 97 cities on the volume of residential construction. In 73 of these cities residential construction was lower in the fourth quarter of 1957 in comparison with the corresponding period of a year ago, while 24 showed an increase. The biggest increase was shown by New York, New York, followed by Houston, Texas; El Paso, Texas; Newark, (cont. on page 84)

# ECONOMIC CONDITIONS BY CITIES

COMPARISON OF THE LAST QUARTER OF 1957 TO THE LAST QUARTER OF 1956

		DECREASE	0	INCREASE
AKRON	-9.0 REAL ESTATE			
	+5.1 MORTGAGES			
	-21.0 CONSTRUCTION			
	+5.7 BANK DEBITS			
	+3.4 EMPLOYMENT			
	+5.1 WAGES			
	-5.6 DEPT. STORE SALES			
ALLENTOWN	-2.3 REAL ESTATE			
	MORTGAGES	NOT AVAILABLE		
	-19.0 CONSTRUCTION			
	+4.9 BANK DEBITS			
	-2.7 EMPLOYMENT			
	+1.0 WAGES			
	DEPT. STORE SALES	NOT AVAILABLE		
ATLANTA	+6.7 REAL ESTATE			
	-1.4 MORTGAGES			
	-24.0 CONSTRUCTION			
	+2.0 BANK DEBITS			
	+0.2 EMPLOYMENT			
	+2.6 WAGES			
	+1.1 DEPT. STORE SALES			
BALTIMORE	-9.4 REAL ESTATE			
	-7.9 MORTGAGES			
	-14.0 CONSTRUCTION			
	+10.7 BANK DEBITS			
	+0.5 EMPLOYMENT			
	+1.1 WAGES			
	-3.0 DEPT. STORE SALES			
BINGHAMTON	+0.5 REAL ESTATE			
	-10.6 MORTGAGES			
	-27.0 CONSTRUCTION			
	+2.8 BANK DEBITS			
	-1.3 EMPLOYMENT			
	+2.2 WAGES			
	-2.0 DEPT. STORE SALES			
BIRMINGHAM	+2.7 REAL ESTATE			
	-1.9 MORTGAGES			
	+11.0 CONSTRUCTION			
	+3.5 BANK DEBITS			
	-1.5 EMPLOYMENT			
	+2.9 WAGES			
	-3.8 DEPT. STORE SALES			
BOSTON	-25.2 REAL ESTATE			
	-14.0 MORTGAGES			
	-27.0 CONSTRUCTION			
	+0.8 BANK DEBITS			
	-0.2 EMPLOYMENT			
	+3.1 WAGES			
	0.0 DEPT. STORE SALES		NO CHANGE	

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# ECONOMIC CONDITIONS BY CITIES

COMPARISON OF THE LAST QUARTER OF 1957 TO THE LAST QUARTER OF 1956

DECREASE

0

INCREASE

BRIDGEPORT -24.2 REAL ESTATE  
-22.4 MORTGAGES  
-23.0 CONSTRUCTION  
-1.2 BANK DEBITS  
-1.0 EMPLOYMENT  
-0.3 WAGES  
-8.9 DEPT. STORE SALES

BUFFALO -10.0 REAL ESTATE  
-15.3 MORTGAGES  
-20.0 CONSTRUCTION  
-2.6 BANK DEBITS  
-2.0 EMPLOYMENT  
+1.3 WAGES  
-7.6 DEPT. STORE SALES

CHATTANOOGA -4.8 REAL ESTATE  
-0.3 MORTGAGES  
-15.0 CONSTRUCTION  
-1.5 BANK DEBITS  
-1.8 EMPLOYMENT  
+6.4 WAGES  
+0.2 DEPT. STORE SALES

CHICAGO -19.0 REAL ESTATE  
-9.0 MORTGAGES  
-20.0 CONSTRUCTION  
+5.5 BANK DEBITS  
-0.7 EMPLOYMENT  
+0.4 WAGES  
-2.5 DEPT. STORE SALES

CINCINNATI -7.7 REAL ESTATE  
-5.9 MORTGAGES  
-7.0 CONSTRUCTION  
-0.1 BANK DEBITS  
-4.4 EMPLOYMENT  
-0.7 WAGES  
+6.2 DEPT. STORE SALES

CLEVELAND -13.0 REAL ESTATE  
-5.4 MORTGAGES  
-9.0 CONSTRUCTION  
+1.7 BANK DEBITS  
-4.0 EMPLOYMENT  
+1.2 WAGES  
+0.3 DEPT. STORE SALES

COLUMBUS, OHIO -7.6 REAL ESTATE  
-1.0 MORTGAGES  
-22.0 CONSTRUCTION  
+6.9 BANK DEBITS  
-5.0 EMPLOYMENT  
+6.1 WAGES  
-2.7 DEPT. STORE SALES

# ECONOMIC CONDITIONS BY CITIES

COMPARISON OF THE LAST QUARTER OF 1957 TO THE LAST QUARTER OF 1956

		DECREASE	0	INCREASE
CORPUS CHRISTI	REAL ESTATE	NOT AVAILABLE		
	+8.9 MORTGAGES			
	-39.0 CONSTRUCTION			
	+4.1 BANK DEBITS			
	+0.5 EMPLOYMENT			
	WAGES	NOT AVAILABLE		
	-4.3 DEPT. STORE SALES			
DALLAS	-0.3 REAL ESTATE			
	-10.7 MORTGAGES			
	+7.0 CONSTRUCTION			
	+2.1 BANK DEBITS			
	+2.5 EMPLOYMENT			
	-1.1 WAGES			
	+4.0 DEPT. STORE SALES			
DAVENPORT	+4.6 REAL ESTATE			
	-11.0 MORTGAGES			
	-33.5 CONSTRUCTION			
	+2.8 BANK DEBITS			
	EMPLOYMENT	NOT AVAILABLE		
	WAGES	NOT AVAILABLE		
	DEPT. STORE SALES	NOT AVAILABLE		
DAYTON	-17.5 REAL ESTATE			
	-22.7 MORTGAGES			
	-46.0 CONSTRUCTION			
	-1.3 BANK DEBITS			
	-6.7 EMPLOYMENT			
	+1.9 WAGES			
	DEPT. STORE SALES	NOT AVAILABLE		
DENVER	-16.2 REAL ESTATE			
	-12.4 MORTGAGES			
	-16.0 CONSTRUCTION			
	+10.8 BANK DEBITS			
	+2.0 EMPLOYMENT			
	+6.2 WAGES			
	+1.7 DEPT. STORE SALES			
DES MOINES	+0.3 REAL ESTATE			
	MORTGAGES	NOT AVAILABLE		
	-16.0 CONSTRUCTION			
	+6.5 BANK DEBITS			
	+1.3 EMPLOYMENT			
	+4.3 WAGES			
	-7.7 DEPT. STORE SALES			
DETROIT	-11.8 REAL ESTATE			
	-7.5 MORTGAGES			
	-30.0 CONSTRUCTION			
	-2.3 BANK DEBITS			
	-4.6 EMPLOYMENT			
	-1.8 WAGES			
	-3.7 DEPT. STORE SALES			

# ECONOMIC CONDITIONS BY CITIES

COMPARISON OF THE LAST QUARTER OF 1957 TO THE LAST QUARTER OF 1956

		DECREASE	0	INCREASE
DULUTH	-12.6 REAL ESTATE			
	MORTGAGES	NOT AVAILABLE		
	+10.0 CONSTRUCTION			
	+0.2 BANK DEBITS			
	-2.2 EMPLOYMENT			
	-0.9 WAGES			
	-5.3 DEPT. STORE SALES			
ELIZABETH	-11.1 REAL ESTATE			
	-6.7 MORTGAGES			
	+5.0 CONSTRUCTION			
	+4.7 BANK DEBITS			
	EMPLOYMENT	NOT AVAILABLE		
	WAGES	NOT AVAILABLE		
	DEPT. STORE SALES	NOT AVAILABLE		
EL PASO	REAL ESTATE	NOT AVAILABLE		
	+10.4 MORTGAGES			
	+74.0 CONSTRUCTION			
	+8.0 BANK DEBITS			
	-0.2 EMPLOYMENT			
	WAGES	NOT AVAILABLE		
	+1.7 DEPT. STORE SALES			
EVANSVILLE	-16.2 REAL ESTATE			
	-16.2 MORTGAGES			
	-24.0 CONSTRUCTION			
	+1.9 BANK DEBITS			
	-0.3 EMPLOYMENT			
	WAGES	NOT AVAILABLE		
	-13.3 DEPT. STORE SALES			
FALL RIVER	-20.1 REAL ESTATE			
	-22.6 MORTGAGES			
	-45.0 CONSTRUCTION			
	+1.5 BANK DEBITS			
	-5.1 EMPLOYMENT			
	-0.5 WAGES			
	DEPT. STORE SALES	NOT AVAILABLE		
FLINT	-5.3 REAL ESTATE			
	+5.2 MORTGAGES			
	-38.0 CONSTRUCTION			
	-1.1 BANK DEBITS			
	-6.6 EMPLOYMENT			
	+2.4 WAGES			
	-10.7 DEPT. STORE SALES			
FORT WAYNE	-11.0 REAL ESTATE			
	-11.0 MORTGAGES			
	+15.0 CONSTRUCTION			
	+1.8 BANK DEBITS			
	-3.4 EMPLOYMENT			
	WAGES	NOT AVAILABLE		
	-5.6 DEPT. STORE SALES			



# ECONOMIC CONDITIONS BY CITIES

COMPARISON OF THE LAST QUARTER OF 1957 TO THE LAST QUARTER OF 1956

		DECREASE	0	INCREASE
FORT WORTH	-9.8 REAL ESTATE			
	-15.3 MORTGAGES			
	+2.0 CONSTRUCTION			
	-1.7 BANK DEBITS			
	-3.7 EMPLOYMENT			
	+3.0 WAGES			
	-3.7 DEPT. STORE SALES			
FRESNO	REAL ESTATE	NOT AVAILABLE		
	-17.1 MORTGAGES			
	-13.0 CONSTRUCTION			
	-2.9 BANK DEBITS			
	-19.8 EMPLOYMENT			
	0.0 WAGES		NO CHANGE	
	-4.4 DEPT. STORE SALES			
GALVESTON	REAL ESTATE	NOT AVAILABLE		
	+0.2 MORTGAGES			
	-16.0 CONSTRUCTION			
	-5.9 BANK DEBITS			
	+1.1 EMPLOYMENT			
	WAGES	NOT AVAILABLE		
	DEPT. STORE SALES	NOT AVAILABLE		
GARY	-0.7 REAL ESTATE			
	-0.7 MORTGAGES			
	-39.0 CONSTRUCTION			
	+0.6 BANK DEBITS			
	EMPLOYMENT	NOT AVAILABLE		
	WAGES	NOT AVAILABLE		
	-7.3 DEPT. STORE SALES			
GRAND RAPIDS	-2.3 REAL ESTATE			
	-7.7 MORTGAGES			
	-23.0 CONSTRUCTION			
	-0.7 BANK DEBITS			
	-10.5 EMPLOYMENT			
	0.0 WAGES		NO CHANGE	
	-6.4 DEPT. STORE SALES			
HARTFORD	-4.6 REAL ESTATE			
	-12.7 MORTGAGES			
	-17.0 CONSTRUCTION			
	+10.4 BANK DEBITS			
	+2.8 EMPLOYMENT			
	-5.0 WAGES			
	DEPT. STORE SALES	NOT AVAILABLE		
HOLYOKE	-10.3 REAL ESTATE			
	-25.6 MORTGAGES			
	-31.0 CONSTRUCTION			
	+4.9 BANK DEBITS			
	-2.4 EMPLOYMENT			
	-1.3 WAGES			
	DEPT. STORE SALES	NOT AVAILABLE		

# ECONOMIC CONDITIONS BY CITIES

COMPARISON OF THE LAST QUARTER OF 1957 TO THE LAST QUARTER OF 1956

		DECREASE	0	INCREASE
HOUSTON	+6.4 REAL ESTATE			
	-19.7 MORTGAGES			
	+77.0 CONSTRUCTION			
	-0.4 BANK DEBITS			
	+3.2 EMPLOYMENT			
	+6.6 WAGES			
	-4.0 DEPT. STORE SALES			
INDIANAPOLIS	-12.7 REAL ESTATE			
	-15.0 MORTGAGES			
	-17.0 CONSTRUCTION			
	+4.8 BANK DEBITS			
	+0.1 EMPLOYMENT			
	WAGES	NOT AVAILABLE		
	-4.3 DEPT. STORE SALES			
JACKSONVILLE	-9.7 REAL ESTATE			
	-10.4 MORTGAGES			
	+14.0 CONSTRUCTION			
	+10.6 BANK DEBITS			
	+3.1 EMPLOYMENT			
	+2.2 WAGES			
	-2.6 DEPT. STORE SALES			
JERSEY CITY	-3.9 REAL ESTATE			
	+3.2 MORTGAGES			
	-57.0 CONSTRUCTION			
	0.0 BANK DEBITS		NO CHANGE	
	-1.7 EMPLOYMENT			
	+1.6 WAGES			
	DEPT. STORE SALES	NOT AVAILABLE		
KALAMAZOO	-7.5 REAL ESTATE			
	-5.1 MORTGAGES			
	-7.0 CONSTRUCTION			
	+1.8 BANK DEBITS			
	EMPLOYMENT	NOT AVAILABLE		
	WAGES	NOT AVAILABLE		
	-8.7 DEPT. STORE SALES			
KANSAS CITY, MO.	+0.1 REAL ESTATE			
	-13.3 MORTGAGES			
	-33.0 CONSTRUCTION			
	+3.3 BANK DEBITS			
	EMPLOYMENT	NOT AVAILABLE		
	WAGES	NOT AVAILABLE		
	-3.0 DEPT. STORE SALES			
LAWRENCE	-3.3 REAL ESTATE			
	-4.8 MORTGAGES			
	-31.0 CONSTRUCTION			
	+1.4 BANK DEBITS			
	EMPLOYMENT	NOT AVAILABLE		
	WAGES	NOT AVAILABLE		
	DEPT. STORE SALES	NOT AVAILABLE		

# ECONOMIC CONDITIONS BY CITIES

COMPARISON OF THE LAST QUARTER OF 1957 TO THE LAST QUARTER OF 1956

	DECREASE	0	INCREASE
<b>LITTLE ROCK</b>			
+7.3 REAL ESTATE			
-7.6 MORTGAGES			
-11.0 CONSTRUCTION			
+7.4 BANK DEBITS			
+1.8 EMPLOYMENT			
+3.0 WAGES			
-2.2 DEPT. STORE SALES			
<b>LOS ANGELES</b>			
-17.0 REAL ESTATE			
-12.7 MORTGAGES			
-2.0 CONSTRUCTION			
+10.9 BANK DEBITS			
+1.8 EMPLOYMENT			
+0.9 WAGES			
-3.0 DEPT. STORE SALES			
<b>LOUISVILLE</b>			
-13.4 REAL ESTATE			
0.0 MORTGAGES	NO CHANGE		
-37.0 CONSTRUCTION			
-3.2 BANK DEBITS			
-4.1 EMPLOYMENT			
+4.6 WAGES			
-3.8 DEPT. STORE SALES			
<b>LOWELL</b>			
-10.8 REAL ESTATE			
-10.8 MORTGAGES			
-49.0 CONSTRUCTION			
+1.6 BANK DEBITS			
EMPLOYMENT	NOT AVAILABLE		
WAGES	NOT AVAILABLE		
-1.0 DEPT. STORE SALES			
<b>MEMPHIS</b>			
-4.7 REAL ESTATE			
-12.7 MORTGAGES			
-14.0 CONSTRUCTION			
-3.4 BANK DEBITS			
-0.2 EMPLOYMENT			
+3.0 WAGES			
-7.0 DEPT. STORE SALES			
<b>MIAMI</b>			
-9.4 REAL ESTATE			
-0.4 MORTGAGES			
+9.0 CONSTRUCTION			
+9.4 BANK DEBITS			
+8.0 EMPLOYMENT			
+4.4 WAGES			
+4.1 DEPT. STORE SALES			
<b>MILWAUKEE</b>			
-8.2 REAL ESTATE			
-13.7 MORTGAGES			
+15.0 CONSTRUCTION			
+3.7 BANK DEBITS			
-0.8 EMPLOYMENT			
+0.4 WAGES			
-3.4 DEPT. STORE SALES			



# ECONOMIC CONDITIONS BY CITIES

COMPARISON OF THE LAST QUARTER OF 1957 TO THE LAST QUARTER OF 1956

	DECREASE	0	INCREASE
<b>MINNEAPOLIS</b> -7.1 REAL ESTATE			
-12.2 MORTGAGES			
-32.0 CONSTRUCTION			
+3.0 BANK DEBITS			
+0.3 EMPLOYMENT			
+2.3 WAGES			
+5.7 DEPT. STORE SALES			
<b>MOBILE</b>			
REAL ESTATE	NOT AVAILABLE		
MORTGAGES	NOT AVAILABLE		
+32.0 CONSTRUCTION			
+3.0 BANK DEBITS			
+3.4 EMPLOYMENT			
+13.5 WAGES			
-1.7 DEPT. STORE SALES			
<b>NASHVILLE</b>			
+8.3 REAL ESTATE			
+8.8 MORTGAGES			
-41.0 CONSTRUCTION			
+4.9 BANK DEBITS			
+1.4 EMPLOYMENT			
+3.1 WAGES			
+3.8 DEPT. STORE SALES			
<b>NASSAU CO.</b>			
19.7 REAL ESTATE			
-23.5 MORTGAGES			
-36.0 CONSTRUCTION			
BANK DEBITS	NOT AVAILABLE		
-0.9 EMPLOYMENT			
-5.6 WAGES			
+3.7 DEPT. STORE SALES			
<b>NEWARK</b>			
-5.7 REAL ESTATE			
-7.3 MORTGAGES			
+44.0 CONSTRUCTION			
-7.1 BANK DEBITS			
-1.7 EMPLOYMENT			
+1.6 WAGES			
-6.1 DEPT. STORE SALES			
<b>NEW HAVEN</b>			
-28.9 REAL ESTATE			
-29.2 MORTGAGES			
-30.0 CONSTRUCTION			
+7.3 BANK DEBITS			
+1.8 EMPLOYMENT			
+2.5 WAGES			
DEPT. STORE SALES	NOT AVAILABLE		
<b>MANHATTAN, N. Y.</b>			
REAL ESTATE	NOT AVAILABLE		
-7.6 MORTGAGES			
+79.0 CONSTRUCTION			
+10.4 BANK DEBITS			
-1.2 EMPLOYMENT			
+3.0 WAGES			
-3.5 DEPT. STORE SALES			

# ECONOMIC CONDITIONS BY CITIES

COMPARISON OF THE LAST QUARTER OF 1957 TO THE LAST QUARTER OF 1956

		DECREASE	0	INCREASE
OAKLAND	-13.8 REAL ESTATE			
	-5.5 MORTGAGES			
	0.0 CONSTRUCTION	NO CHANGE		
	+8.1 BANK DEBITS			
	+0.2 EMPLOYMENT			
	+2.1 WAGES			
	-9.6 DEPT. STORE SALES			
OKLAHOMA CITY	-0.2 REAL ESTATE			
	+5.2 MORTGAGES			
	+6.0 CONSTRUCTION			
	+2.5 BANK DEBITS			
	-1.2 EMPLOYMENT			
	+2.4 WAGES			
	-4.3 DEPT. STORE SALES			
OMAHA	REAL ESTATE	NOT AVAILABLE		
	MORTGAGES	NOT AVAILABLE		
	-20.0 CONSTRUCTION			
	+4.5 BANK DEBITS			
	-0.7 EMPLOYMENT			
	-0.1 WAGES			
	-2.7 DEPT. STORE SALES			
PHILADELPHIA	-15.7 REAL ESTATE			
	-21.0 MORTGAGES			
	-12.0 CONSTRUCTION			
	+1.5 BANK DEBITS			
	-0.9 EMPLOYMENT			
	+0.3 WAGES			
	-1.1 DEPT. STORE SALES			
PHOENIX	+14.0 REAL ESTATE			
	+28.0 MORTGAGES			
	+40.0 CONSTRUCTION			
	+6.8 BANK DEBITS			
	+7.9 EMPLOYMENT			
	-2.8 WAGES			
	-4.3 DEPT. STORE SALES			
PITTSBURGH	-16.7 REAL ESTATE			
	-18.2 MORTGAGES			
	-10.0 CONSTRUCTION			
	-2.8 BANK DEBITS			
	-1.1 EMPLOYMENT			
	+4.4 WAGES			
	0.0 DEPT. STORE SALES	NO CHANGE		
PORTLAND ME.	-0.8 REAL ESTATE			
	-10.0 MORTGAGES			
	-36.0 CONSTRUCTION			
	+1.3 BANK DEBITS			
	-1.8 EMPLOYMENT			
	+1.0 WAGES			
	DEPT. STORE SALES	NOT AVAILABLE		

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# ECONOMIC CONDITIONS BY CITIES

COMPARISON OF THE LAST QUARTER OF 1957 TO THE LAST QUARTER OF 1956

		DECREASE	0	INCREASE
PORTLAND, OREG.	+13.4 REAL ESTATE			
	-7.0 MORTGAGES			
	-27.0 CONSTRUCTION			
	-2.6 BANK DEBITS			
	-2.2 EMPLOYMENT			
	+0.6 WAGES			
	-7.0 DEPT. STORE SALES			
READING	REAL ESTATE	NOT AVAILABLE		
	MORTGAGES	NOT AVAILABLE		
	-23.0 CONSTRUCTION			
	-2.0 BANK DEBITS			
	-3.2 EMPLOYMENT			
	+1.0 WAGES			
	-0.5 DEPT. STORE SALES			
RICHMOND	-23.2 REAL ESTATE			
	MORTGAGES	NOT AVAILABLE		
	+6.0 CONSTRUCTION			
	+1.1 BANK DEBITS			
	+2.0 EMPLOYMENT			
	+4.8 WAGES			
	-2.0 DEPT. STORE SALES			
RIVERSIDE	REAL ESTATE	NOT AVAILABLE		
	+12.8 MORTGAGES			
	-2.0 CONSTRUCTION			
	+4.7 BANK DEBITS			
	+6.2 EMPLOYMENT			
	+2.4 WAGES			
	-6.7 DEPT. STORE SALES			
ROCHESTER	-7.9 REAL ESTATE			
	-15.4 MORTGAGES			
	-26.0 CONSTRUCTION			
	+11.0 BANK DEBITS			
	0.0 EMPLOYMENT		NO CHANGE	
	+1.2 WAGES			
	-3.5 DEPT. STORE SALES			
ST. LOUIS	-6.2 REAL ESTATE			
	-4.1 MORTGAGES			
	-39.0 CONSTRUCTION			
	+0.9 BANK DEBITS			
	-0.4 EMPLOYMENT			
	+2.1 WAGES			
	-1.2 DEPT. STORE SALES			
ST. PAUL	-9.6 REAL ESTATE			
	-14.2 MORTGAGES			
	-44.0 CONSTRUCTION			
	+4.0 BANK DEBITS			
	+0.3 EMPLOYMENT			
	+2.3 WAGES			
	-1.3 DEPT. STORE SALES			

# ECONOMIC CONDITIONS BY CITIES

COMPARISON OF THE LAST QUARTER OF 1957 TO THE LAST QUARTER OF 1956

DECREASE

0

INCREASE

ST. PETERSBURG +3.0 REAL ESTATE  
MORTGAGES  
+2.0 CONSTRUCTION  
+12.7 BANK DEBITS  
+10.2 EMPLOYMENT  
+6.5 WAGES  
+7.2 DEPT. STORE SALES

NOT AVAILABLE	

SALT LAKE CITY -5.5 REAL ESTATE  
+0.8 MORTGAGES  
-25.0 CONSTRUCTION  
+7.9 BANK DEBITS  
+2.0 EMPLOYMENT  
+2.9 WAGES  
-0.9 DEPT. STORE SALES


SAN ANTONIO -15.6 REAL ESTATE  
-13.5 MORTGAGES  
-6.0 CONSTRUCTION  
+5.3 BANK DEBITS  
-0.6 EMPLOYMENT  
+6.4 WAGES  
-1.3 DEPT. STORE SALES


SAN BERNARDINO REAL ESTATE  
-7.8 MORTGAGES  
-2.0 CONSTRUCTION  
+1.8 BANK DEBITS  
+6.2 EMPLOYMENT  
+2.4 WAGES  
-6.7 DEPT. STORE SALES

NOT AVAILABLE	

SAN DIEGO -1.9 REAL ESTATE  
+5.0 MORTGAGES  
+34.0 CONSTRUCTION  
+4.0 BANK DEBITS  
+3.7 EMPLOYMENT  
-2.0 WAGES  
-5.9 DEPT. STORE SALES


SAN FRANCISCO -17.2 REAL ESTATE  
-20.4 MORTGAGES  
-23.0 CONSTRUCTION  
-0.6 BANK DEBITS  
+0.2 EMPLOYMENT  
+2.1 WAGES  
-1.5 DEPT. STORE SALES


SAN JOSE -6.0 REAL ESTATE  
-0.9 MORTGAGES  
+26.0 CONSTRUCTION  
+6.9 BANK DEBITS  
+6.8 EMPLOYMENT  
+0.4 WAGES  
+3.0 DEPT. STORE SALES


# ECONOMIC CONDITIONS BY CITIES

COMPARISON OF THE LAST QUARTER OF 1957 TO THE LAST QUARTER OF 1956

	DECREASE	0	INCREASE
<b>SAVANNAH</b>			
-0.4 REAL ESTATE			
+32.6 MORTGAGES			
-6.0 CONSTRUCTION			
+4.7 BANK DEBITS			
+0.8 EMPLOYMENT			
+4.6 WAGES			
-6.0 DEPT. STORE SALES			
<b>SEATTLE</b>			
-2.0 REAL ESTATE			
+2.6 MORTGAGES			
+11.0 CONSTRUCTION			
+3.6 BANK DEBITS			
+6.4 EMPLOYMENT			
+0.7 WAGES			
-2.1 DEPT. STORE SALES			
<b>SOUTH BEND</b>			
-3.6 REAL ESTATE			
+0.3 MORTGAGES			
+3.0 CONSTRUCTION			
+3.6 BANK DEBITS			
+2.2 EMPLOYMENT			
WAGES	NOT AVAILABLE		
-2.3 DEPT. STORE SALES			
<b>SPRINGFIELD, MASS.</b>			
-17.8 REAL ESTATE			
-22.3 MORTGAGES			
-22.0 CONSTRUCTION			
+4.2 BANK DEBITS			
-2.4 EMPLOYMENT			
-1.3 WAGES			
-8.0 DEPT. STORE SALES			
<b>SPRINGFIELD, MO.</b>			
+4.1 REAL ESTATE			
-1.7 MORTGAGES			
-13.0 CONSTRUCTION			
+5.4 BANK DEBITS			
EMPLOYMENT	NOT AVAILABLE		
WAGES	NOT AVAILABLE		
+0.3 DEPT. STORE SALES			
<b>SPRINGFIELD, OHIO</b>			
-18.1 REAL ESTATE			
-13.9 MORTGAGES			
-25.0 CONSTRUCTION			
-9.8 BANK DEBITS			
EMPLOYMENT	NOT AVAILABLE		
WAGES	NOT AVAILABLE		
-10.0 DEPT. STORE SALES			
<b>STOCKTON</b>			
REAL ESTATE	NOT AVAILABLE		
-10.9 MORTGAGES			
0.0 CONSTRUCTION		NO CHANGE	
-10.4 BANK DEBITS			
-6.7 EMPLOYMENT			
0.0 WAGES		NO CHANGE	
-5.9 DEPT. STORE SALES			



# ECONOMIC CONDITIONS BY CITIES

COMPARISON OF THE LAST QUARTER OF 1957 TO THE LAST QUARTER OF 1956

		DECREASE	0	INCREASE
SYRACUSE	-20.8 REAL ESTATE			
	-18.8 MORTGAGES			
	-37.0 CONSTRUCTION			
	+2.8 BANK DEBITS			
	-3.4 EMPLOYMENT			
	+0.2 WAGES			
	+0.8 DEPT. STORE SALES			
TACOMA	+2.6 REAL ESTATE			
	MORTGAGES	NOT AVAILABLE		
	-33.0 CONSTRUCTION			
	-7.7 BANK DEBITS			
	-2.6 EMPLOYMENT			
	+2.0 WAGES			
	-11.0 DEPT. STORE SALES			
TERRE HAUTE	-1.8 REAL ESTATE			
	-4.7 MORTGAGES			
	-21.0 CONSTRUCTION			
	+1.2 BANK DEBITS			
	EMPLOYMENT	NOT AVAILABLE		
	WAGES	NOT AVAILABLE		
	-6.2 DEPT. STORE SALES			
TOLEDO	-17.2 REAL ESTATE			
	-19.6 MORTGAGES			
	-35.0 CONSTRUCTION			
	-1.7 BANK DEBITS			
	-2.8 EMPLOYMENT			
	+6.6 WAGES			
	-7.7 DEPT. STORE SALES			
TOPEKA	-5.5 REAL ESTATE			
	-4.9 MORTGAGES			
	-30.0 CONSTRUCTION			
	+9.3 BANK DEBITS			
	+3.4 EMPLOYMENT			
	+1.9 WAGES			
	-6.3 DEPT. STORE SALES			
TRENTON	-0.3 REAL ESTATE			
	-12.0 MORTGAGES			
	+7.0 CONSTRUCTION			
	+4.0 BANK DEBITS			
	-0.8 EMPLOYMENT			
	+3.9 WAGES			
	-3.5 DEPT. STORE SALES			
TUCSON	+1.1 REAL ESTATE			
	-8.8 MORTGAGES			
	-23.0 CONSTRUCTION			
	+4.9 BANK DEBITS			
	+6.3 EMPLOYMENT			
	WAGES	NOT AVAILABLE		
	-2.3 DEPT. STORE SALES			

# ECONOMIC CONDITIONS BY CITIES

COMPARISON OF THE LAST QUARTER OF 1957 TO THE LAST QUARTER OF 1956

DECREASE

0

INCREASE

## TULSA

-10.6 REAL ESTATE  
-16.8 MORTGAGES  
-31.0 CONSTRUCTION  
+6.6 BANK DEBITS  
-3.8 EMPLOYMENT  
+1.3 WAGES  
-7.7 DEPT. STORE SALES

## WACO

-5.9 REAL ESTATE  
-7.5 MORTGAGES  
-12.0 CONSTRUCTION  
+5.6 BANK DEBITS  
+1.3 EMPLOYMENT  
WAGES  
-8.3 DEPT. STORE SALES

NOT AVAILABLE

## WASHINGTON, D. C.

+6.3 REAL ESTATE  
-17.9 MORTGAGES  
-27.0 CONSTRUCTION  
+7.4 BANK DEBITS  
+0.8 EMPLOYMENT  
+3.2 WAGES  
-0.9 DEPT. STORE SALES

## WATERBURY

-38.0 REAL ESTATE  
-42.7 MORTGAGES  
-34.0 CONSTRUCTION  
-3.0 BANK DEBITS  
-1.8 EMPLOYMENT  
+5.4 WAGES  
DEPT. STORE SALES

NOT AVAILABLE

## WESTCHESTER CO.

-15.4 REAL ESTATE  
-18.9 MORTGAGES  
-17.0 CONSTRUCTION  
BANK DEBITS  
+1.5 EMPLOYMENT  
+1.2 WAGES  
+2.0 DEPT. STORE SALES

NOT AVAILABLE

## WORCESTER

-7.9 REAL ESTATE  
+4.4 MORTGAGES  
-10.0 CONSTRUCTION  
-3.5 BANK DEBITS  
-2.2 EMPLOYMENT  
-3.1 WAGES  
-6.7 DEPT. STORE SALES

## YOUNGSTOWN

-30.2 REAL ESTATE  
-0.7 MORTGAGES  
-17.0 CONSTRUCTION  
-2.6 BANK DEBITS  
-7.0 EMPLOYMENT  
-0.2 WAGES  
+2.7 DEPT. STORE SALES

(cont. from page 69)

New Jersey; and Phoenix, Arizona. The lowest construction volume in relationship to the corresponding period of a year ago was in Jersey City, New Jersey, followed by Lowell, Massachusetts; Dayton, Ohio; Fall River, Massachusetts; and St. Paul, Minnesota. The average (median) drop was 17%.

**BANK DEBITS TO INDIVIDUAL ACCOUNTS:** These figures are available in 96 of the 98 cities. The fourth quarter of 1957 in comparison with the fourth quarter of the preceding year showed decreases in 26 cities and increases in 70.

The city with the highest percentage of increase was St. Petersburg, Florida, followed by Rochester, New York; Los Angeles, California; Denver, Colorado; and Baltimore, Maryland. The city making the poorest showing was Stockton, California, followed by Springfield, Ohio; Tacoma, Washington; Newark, New Jersey; and Galveston, Texas. The average (median) increase in bank debits was 2.6%.

**EMPLOYMENT:** Figures are available on employment in 88 of the 98 cities. In 49 of these cities employment decreased in the last quarter of 1957 in comparison with the same period of a year ago, and in 39 cities it increased. St. Petersburg, Florida, had the biggest percentage of increase, followed by Miami, Florida; Phoenix, Arizona; San Jose, California; and Seattle, Washington. Fresno, California, had the largest drop in employment, followed by Grand Rapids, Michigan; Youngstown, Ohio; Stockton, California; and Dayton, Ohio. The average (median) drop in the 88 cities was 0.7%.

**WAGES:** Wage figures are available on 79 of the 98 cities. In 64 of these cities wages were higher in the last quarter of 1957 in comparison with the corresponding period of the preceding year, and in 15 cities they were lower. The city with the largest percentage of increase was Mobile, Alabama, followed by Columbus, Ohio; Houston, Texas; Toledo, Ohio; and St. Petersburg, Florida. The area with the largest percentage of decrease was Nassau County, New York, followed by Hartford, Connecticut; Worcester, Massachusetts; Phoenix, Arizona; and San Diego, California. The average (median) increase in wages in the 79 cities was 1.9%.

**DEPARTMENT STORE SALES:** Of the 98 cities, figures are available in 84 on department store sales. In 18 of these cities department store sales were higher in the last quarter of 1957 than they were in the corresponding quarter of the preceding year, and in 66 department store sales were lower. The city showing the greatest gain in department store sales was St. Petersburg, Florida, followed by Cincinnati, Ohio; Minneapolis, Minnesota; Miami, Florida; and Dallas, Texas. The city showing the greatest loss in department store sales was Evansville, Indiana, followed by Tacoma, Washington; Flint, Michigan; Springfield, Ohio; and Oakland, California. The average (median) drop in the 84 cities was 3.4%.